

780 000 €

Buying villa

6 rooms

Surface : 132 m²

Surface of the living : 26 m²

Surface of the land : 317 m²

Year of construction : 1970

Exposition : Sud nord

View : Mer

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

Charpente en béton, 4 faces, Jardin arboré, Chaudière à gaz, Bedroom on ground floor, Double cuisine, Sans vis à vis, 2 appartements indépendants, calm

3 bedroom

2 terraces

2 show ers

2 WC

1 garage

2 parkings

Legal information

780 000 € fees included

4,00% VAT of fees paid by the buyer (750 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Villa 927 Leucate

Located on the heights of the cliff of La Franqui, just a 5-minute walk from the beach, this 4-sided villa offers a breathtaking view of the sea and the famous Coussoules beach. Built in the style of the 70s, it has a terrazzo floor, a concrete frame and a crawl space, all on a wooded plot of 307 m². It stands out for its unique composition in 2 apartments: On the ground floor, a 45 m² T2 apartment with terrace and direct access to the garden and the 19 m² garage. Upstairs, you will find a superb 70 m² T3 apartment with terrace offering a panoramic view of the sea. This property is ideal for investment or a primary residence with distinct living spaces and a prime location to enjoy the beauty of the coastline.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C
Estimated annual energy between 3090 and 4240 € (reference year 2023)
Document non contractuel - 03/05/2025



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Garantie financière : GALIAN 180 000 € - Document non contractuel - Barème des prix disponible sur notre site internet